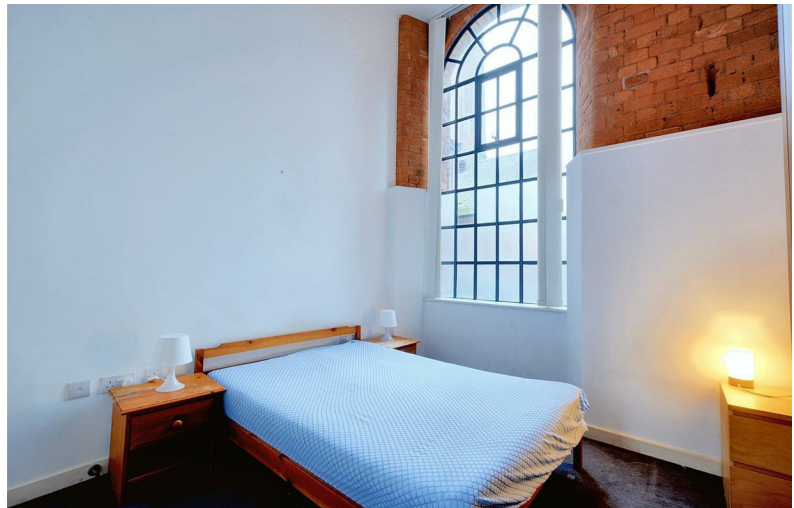




**Springfield Mill**  
**Sandiacre, Nottingham NG10 5QX**

**£99,950 Leasehold**

A GROUND FLOOR ONE BEDROOM  
APARTMENT OFFERED FOR SALE WITH  
NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS ONE BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THIS HISTORIC GRADE II LISTED MILL BUILDING IN SANDIACRE.

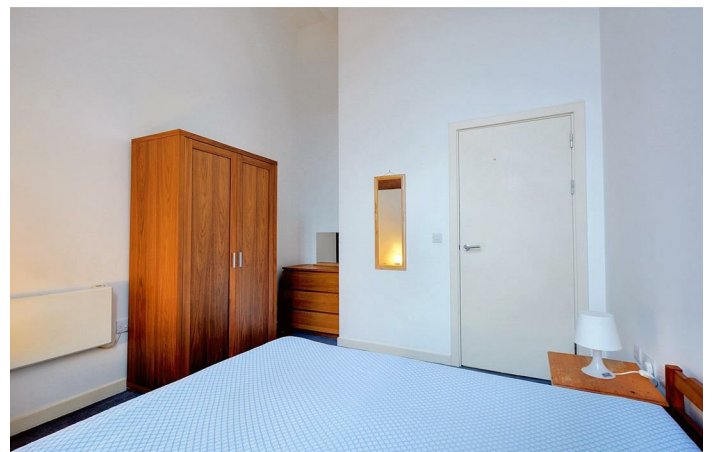
With level accommodation on the ground floor comprising entrance hallway, open plan living/dining/kitchen, bedroom and bathroom.

The property also benefits from many original features and exposed brickwork and high windows, electric heating and fitted kitchen.

The property is located within close proximity of open countryside, shops, services and amenities in the nearby towns of Stapleford, Sandiacre and Long Eaton. The location also offers good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or investment opportunity.

We highly recommend an internal viewing.



### ENTRANCE HALL

10'1" x 3'11" (3.09 x 1.21)

Panel entrance door, securing phone entry system, spotlights, panel radiator. Doors to living room, bedroom and bathroom.

### UTILITY CLOSET

Housing plumbing for the washing machine with shelf storage space and water cylinder above (also housing the electric consumer box).

### OPEN PLAN LIVING/DINING/KITCHEN

20'0" x 9'11" (6.10 x 3.04)

A matching range of fitted base and wall storage cupboards with granite effect work surfaces incorporating four ring hob with extractor over and oven beneath, in-built dishwasher and fridge with freezer compartment, inset circular bowl sink unit with matching draining board and central pullout spray hose mixer tap, panel electric heater, air vent, spotlights, laminate flooring. Opening through to the living/dining space where there is an additional electric panel heater, media points, exposed decorative brickwork, high ceilings, inset spotlights, tall archway Georgian-style window to the rear.

### BEDROOM

11'10" x 10'7" (3.61 x 3.24)

Tall archway Georgian-style window to the rear (with fitted vertical blinds), tall ceilings with inset spotlights, electric panel heater, telephone point.

### BATHROOM

6'6" x 5'4" (2.00 x 1.63)

Three piece suite comprising tiled-in bath with glass shower screen, mixer tap and shower over, hidden cistern push flush WC, wash hand basin with mixer tap. Tiling to the walls and floor, spotlights, extractor fan, shaver point, wall mounted bathroom cabinet with glass shelving and bathroom mirror.

### OUTSIDE

The property is approached via a gated entrance and can found on foot through the relevant entrance door.

### AGENTS NOTE

It is understood that the property is held on a leasehold term with the expiry of the lease 31st December 2255. We are of the understanding that the service charge is currently £1000.22 every six months and the ground rent is £275 PA. We ask that you confirm this information with your solicitor prior to completion.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Prior to the Sandiacre traffic lights, take a right hand turn opposite Lidl onto Bridge Street. Springfield Mill can then be found down the road on the left hand side.

### COUNCIL TAX

Erewash Borough Council Band A.

### Material Information

Electricity – Mains supply

Water – Mains supply - metered

Heating – Electric storage heaters

Septic Tank – No

Broadband – Available

Broadband Speed - Good

Phone Signal – Good

Sewage – Mains supply

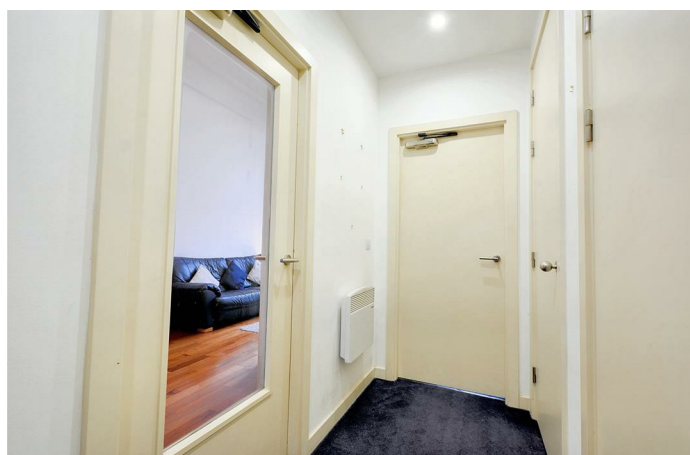
Flood Risk – Surface Water : High Risk, Rivers & the Sea : Low Risk

Flood Defenses – No

Non-Standard Construction – Grade Listed Building

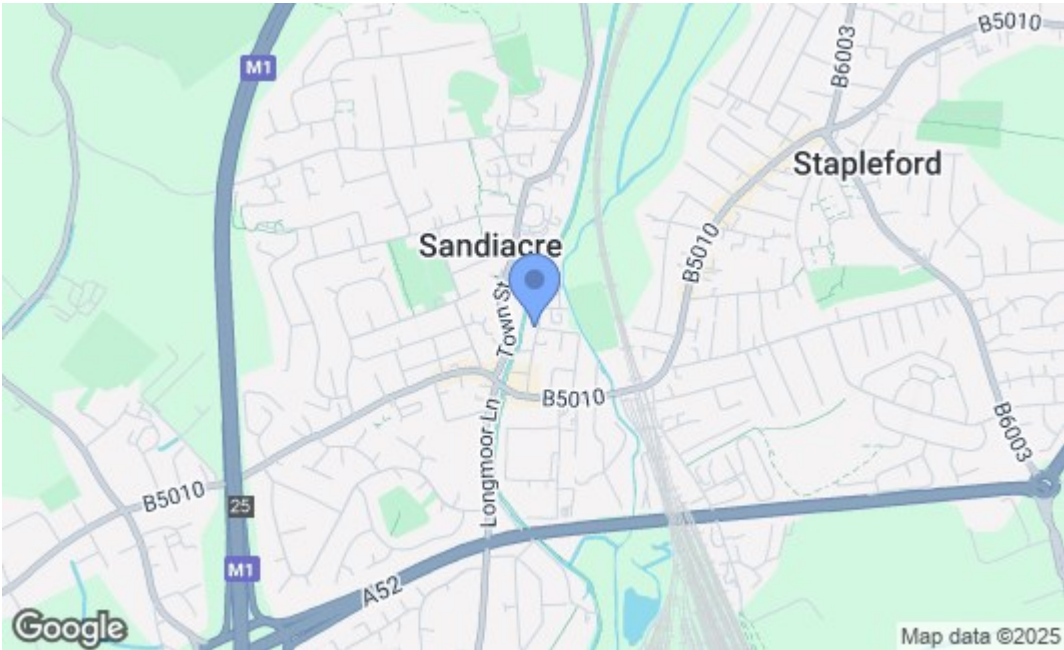
Any Legal Restrictions – None aware

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 64      | 80        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.